



**GRASSROOTS**  
REALTY GROUP

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**6303 58 Street  
Ponoka, Alberta**

**MLS # A2304118**



**\$509,900**

<b>Division:</b>	Meadowlark Estates		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,705 sq.ft.	<b>Age:</b>	2026 (0 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Alley Access, Concrete Driveway, Double Garage Attached, Garage Faces Fr		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Interior Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R1C
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Closet Organizers, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Storage, Vinyl Windows, Walk-In Closet(s)		
<b>Inclusions:</b>	N/A		

Be the first owner of this brand new Laebon home in beautiful Meadowlark Estates! Situated only steps from a playground reserve and a huge park, and within walking distance to the high school, this home is the perfect place for a growing family. Offering 1705 square feet, this best selling 2 storey floorplan offers a wide open main floor layout, an attached double garage with floor sump, and a large second floor bonus room. The kitchen is well appointed with raised two tone cabinetry, stainless steel appliances, quartz countertops, a large island with eating bar, and a large walk in pantry. The living area is spacious and bright, and the adjacent dining area offers access to the back deck through large sliding patio doors. Upstairs you'll find a spacious primary bedroom with a large walk-in closet and your own private 4 pce ensuite, while two additional bedrooms share a 4 pce bathroom, and you'll appreciate the convenience of upper floor laundry. You'll love ending your day in the huge bonus room, which makes the perfect space for family movie nights or a relaxing space to wind down. The attached garage is insulated, drywalled, and taped and has a floor sump to keep your floors dry in winter. If you need more space, the builder can complete the basement development for you, and allowances can also be provided for a washer and dryer to make this a completely move in ready package. Poured concrete front driveway, front sod, and rear topsoil to grade are included in the price and will be completed as weather permits. 1 year builder warranty and 10 year Alberta New Home Warranty are included. Taxes have yet to be assessed. Immediate possession is available!